

# \$159,000 - #9, 3109 Palliser Drive, Calgary

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MLS® #A2258933

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Palliser, Calgary, Alberta

Prime East Indian Restaurant for Sale â€” SW  
Calgary

Located in a bustling strip mall in SW Calgary,  
this restaurant serves affluent communities  
with elite families and high-income  
professionals. Enjoy very economical rent in  
one of the best in town! Fully serviced Kitchen  
& seating restaurant. RENT \$2,,625 OP  
COST \$1,087 TOTAL \$3,712 PER MONTH

Features & Highlights:

- â€¢ Fully equipped commercial kitchen:  
walk-in chiller & freezer, tandoori oven, pizza  
oven, gas stove, flat-top grill, and more.
- â€¢ 32-seat restaurant, fully approved by the  
City of Calgary.
- â€¢ Spacious kitchen suitable for catering &  
dine-in operations.
- â€¢ Ample parking for customers.
- â€¢ Full commercial
- â€¢ Flexible lease â€” 4 years with option to  
renew another 5 years. New owners can  
change the concept with landlord approval.
- â€¢ Option to serve alcohol with a separate  
license application.

Turnkey opportunity in a high-visibility,  
high-traffic location. Affordable rent, premium  
clientele, and endless potential make this a top  
investment in Calgary.



Built in 1978

## Essential Information

MLS® #	A2258933
Price	\$159,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	#9, 3109 Palliser Drive
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4W5

## Additional Information

Date Listed	September 21st, 2025
Days on Market	1

## Listing Details

Listing Office	First Place Realty
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